



MINUTES
Economic Development Authority
December 15, 2020

CALL TO ORDER

The Economic Development Authority meeting was called to order at 6:00 pm.

Present: Chair: Jahn Dyvik; Vice Chair: Lori Goodsell; Board: Tim Hultmann, Tom Skjaret, Deirdre Kvale, and Charlie Miner

Staff Present: City Administrator/Executive Director: Scott Weske

Absent: Board: Michelle Jerde (with prior notice)

PLEDGE OF ALLEGIANCE

APPROVE AGENDA

A motion was made by Hultmann, seconded by Goodsell, to approve the agenda as presented.
Ayes: all by roll call.

CONSENT AGENDA

A. Approve Minutes of November 24, 2020 Economic Development Authority Meeting

A motion was made by Miner, seconded by Skjaret, to approve the minutes of the November 24, 2020 EDA meeting. Ayes: all by roll call.

OPEN CORRESPONDENCE

Ryan Weber, owner of the CreekRidge Center, spoke and indicated that he and Mr. Giebenhain have always been interested in the former BP gas station location, and are trying to figure out what the City is actually looking for at the site. He stated that they would like to work with the City. Their first thought was to have retail or a restaurant on the bottom floor and the dentist on the second floor. He questioned if there was a perfect play for the former BP station property and what the City's plan is to move forward. He explained that he and Mr. Giebenhain do not want to put a lot of money into something like this if they don't really have a shot at it.

Chair Dyvik thanked him for his input and advised that the EDA would be talking more about this issue later in the agenda.

BUSINESS ITEMS

Recommendation to City Council Regarding Reappointment of EDA Member Tim Hultmann

Executive Director Weske stated that consistent with the EDA's bylaws, EDA Member Hultmann has indicated in writing that he was interested in being reappointed.

Board member Kvale asked if there had been any other interest expressed for this position.

Weske noted that he is not aware of any additional interest.

Board member Kvale commented that she thinks it might be good to get fresh ideas and would like to see the position posted to see if there are others interested in becoming involved.

Weske explained that in 2015 there was no interest and the EDA went defunct which is why the EDA was restructured so that all five Council members serve on the EDA. He stated that if the EDA wanted to go down the path recommended by Board member Kvale, it would be best to change the Board's governing bylaws so all five Council members are not on the EDA and allow for more at large members to serve on the Board.

Chair Dyvik stated that if there was more interest from residents, they could reduce the participation of the Council.

Weske suggested that be something that is considered in 2021.

A motion was made by Skjaret, seconded by Goodsell, to recommend the City Council reappoint EDA Member Tim Hultmann to serve as a Resident At-Large member of the EDA for the term effective January 1, 2021 through December 31, 2022.

Board member Kvale suggested that this decision be moved to January when the new Council is in place to get their input.

Roll Call Vote - Ayes: Miner, Skjaret, Goodsell, Dyvik; Nay: Kvale; Abstain: Hultmann. Motion carried.

Chair Dyvik added that the City could explore and see if there is any interest from the public in serving on the EDA.

Weske explained that there are different ways to structure the EDA to avoid the Board becoming defunct again in the future.

Chair Dyvik suggested that the EDA agenda for their January meeting include a discussion about the structure of the EDA moving forward.

Further Discussion of Direction for City-Owned Property at 1905 West Wayzata Boulevard

Weske recalled that at the November 24, 2020 meeting there were some discussions about what the EDA wanted to do with the 1905 Wayzata Boulevard property. Board member Goodsell was going to reach out to the property owner next to this lot to determine any interest in a future sale. Weske noted that there have also been a few individuals who have come forward over the last few months who have expressed interest in the property.

Board member Goodsell reported that she has attempted to reach out to the neighboring property owner but he has not gotten back to her. She stated that she will be a bit more aggressive in trying to get in touch with him.

Chair Dyvik clarified that Board member Goodsell was attempting to reach out to the owner of Rettinger's Funeral Home to see if there was interest in selling that property in order to have a joint project in conjunction with this lot. He stated that he appreciates Mr. Weber taking the time to make comments earlier in the meeting, but noted that he has been confused as to what they are planning, because he has heard that he and Mike were interested in combining properties which would involve taking his building down.

Board member Hultmann asked if the interested parties Weske referred to included a proposal from Mr. Giebenhain and Mr. Weber.

Weske responded that they had submitted an application yesterday which will be discussed at the January meeting. He stated that there was one other group that had indicated that would try to submit an application for the December meeting, but then found out that the EDA was not really looking to entertain anything for that location. He noted that they were a bit upset that they had put quite a bit of money into conceptual design and architecture for the site, and expressed interest in getting in front of the EDA at the January meeting to seek some direction.

Chair Dyvik stated that he is confused about the comment Weske just made that the EDA is not willing to entertain proposals. He noted that he does not think the EDA has actually said that and hoped it had not been implied. He said that, in his opinion, he does not think the EDA needs to rush into anything for this property but if someone has a proposal, he would think they would be free to present it.

Weske agreed that was the goal. He recalled that there was discussion at the last EDA meeting regarding obtaining estimates on how much it would cost to create a small green space with some extra parking at the site.

Board member Kvale asked if Mr. Weber and Mr. Giebenhain have something different in mind than the application she has in front of her from Mr. Giebenhain.

Chair Dyvik added that he had the same question.

Mr. Weber responded that originally, he and Mr. Giebenhain were interested in the former gas station location but had not planned to combine his property with it. He stated that Mr. Giebenhain has been very interested in the property for a long time, has done some environmental work and has attended many of the meetings. He commented that he was basically told there was demand for this property, so they decided that they probably couldn't compete with the "big boys" and backed off. However, no other proposals came in for this property. He added that he and Mr. Giebenhain are two local guys that want to work with the City.

Chair Dyvik clarified that what Mr. Weber is saying is that he and Mr. Giebenhain are planning to work together on the plans that have already been shown to the EDA for a two-story office building.

Weske advised that the plan for the January meeting is for there to be two individuals with applications and presentations for this property. He stated that they will have to submit everything by the January 13, 2021 deadline.

Board member Kvale asked if Mr. Weber and Mr. Giebenhain were one of the applications that will be presented.

Weske confirmed that they will be one of the applications presented.

Mr. Giebenhain noted that the application submitted was one that he had just done for his dental office and was not inclusive of Mr. Weber. He stated that he is still open to doing something with Mr. Weber but they have lost touch recently due to COVID-19.

Board member Skjaret commented that he feels the current discussion exemplifies why the City/EDA is having a hard time developing properties in the City. He stated that there is an established

business and people who have been in the community for decades wanting to make substantial investments in the community, and the decision from the EDA has been to just give them the run around. He added that in his opinion, the EDA should be bending over backwards asking what it can do to help them achieve this goal. He indicated that they are making it difficult for people to come into the community and develop, which in his opinion is a big mistake.

Chair Dyvik asked staff to make sure there is enough time at the January EDA meeting to give adequate attention to the presentations.

OTHER BUSINESS

None.

ADJOURN

Hearing no objection, Chair Dyvik adjourned the EDA meeting by general consent at 6:30 pm.

Respectfully submitted,
Scott Weske, Executive Director